145.0	0009	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	623,700 / 623,700
					USE VALUE:	623,700 / 623,700
					ASSESSED:	623,700 / 623,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
723		CONCORD TPKE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SABOVIK MICHAEL J/MICHA L
Owner 2:	
Owner 3:	
Street 1:	723 CONCORD TPKE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FARRELL JOSEPH P--ETAL -
Owner 2:	FARRELL DEBRA J -
Street 1:	723 CONCORD TPKE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,950 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1937, having primarily Wood Shingle Exterior and 1584 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5950.000	192,800		430,900	623,700
Total Card	0.137	192,800		430,900	623,700
Total Parcel	0.137	192,800		430,900	623,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 393.75 | /Parcel: 393.7

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 95621

GIS Ref

GIS Ref

Insp Date 03/13/09

PREVIOUS ASSESSMENT

Parcel ID 145.0-0009-0003.0

!11391!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	192,600	0	5,950.	430,900	623,500	623,500	Year End Roll	12/18/2019
2019	101	FV	174,800	0	5,950.	404,000	578,800	578,800	Year End Roll	1/3/2019
2018	101	FV	174,800	0	5,950.	334,000	508,800	508,800	Year End Roll	12/20/2017
2017	101	FV	174,800	0	5,950.	307,000	481,800	481,800	Year End Roll	1/3/2017
2016	101	FV	174,800	0	5,950.	280,100	454,900	454,900	Year End	1/4/2016
2015	101	FV	163,900	0	5,950.	274,700	438,600	438,600	Year End Roll	12/11/2014
2014	101	FV	163,900	0	5,950.	255,300	419,200	419,200	Year End Roll	12/16/2013
2013	101	FV	163,900	0	5,950.	242,900	406,800	406,800		12/13/2012

PRINT

Date	Time
12/11/20	01:34:04

LAST REV

Date	Time
03/18/09	15:16:57

hchinal

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11391

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FARRELL JOSEPH	48749-445		12/28/2006		387,500	No	No		
PEARCE MILDRED	23854-29		11/2/1993		136,500	No	No		Y

USER DEFINED

Prior Id # 1:	95621
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
3/13/2009	Meas/Inspect	372	PATRIOT
3/28/2007	MLS	MM	Mary M
11/7/2000	Hearing Chag	201	PATRIOT
11/17/1999	Meas/Inspect	263	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5950		Sq. Ft.	Site		0	80.	0.91	9			Heavy T	-10					430,919						430,900	

Total AC/HA:	0.13659	Total SF/SM:	5950	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	430,919	Spl Credit		Total:	430,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	2 - Slate		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	3 - Hardwood		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:	L - Location	10.	%
Special:			%
Override:			%
	Total:	37.9	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	1.05070293
Adj $ / SQ:	148.937
Other Features:	79056
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	310433
Depreciation:	117654
Depreciated Total:	192779

COMMENTS

CANCELLED.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5			BRs: 2				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

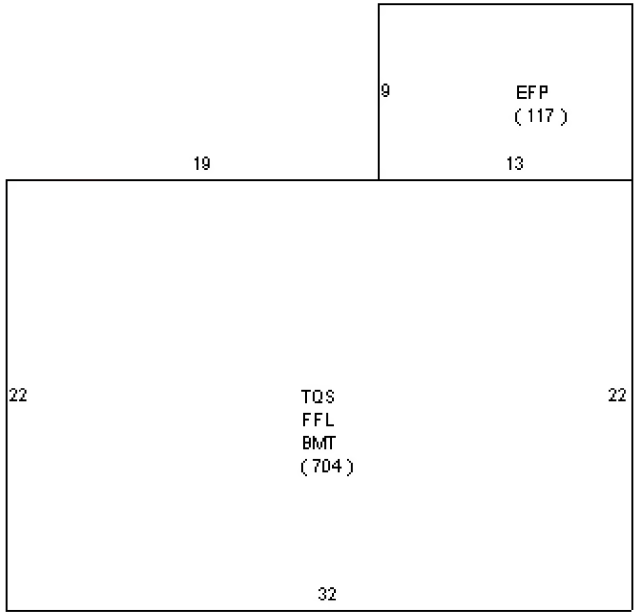
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	148.94
Special Features:	0	Val/Su Net:	93.91
Final Total:	192800	Val/Su SzAd	156.49

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	704	59.200	41,679
FFL	First Floor	704	148.940	104,852
TQS	3/4 Story	528	148.940	78,639
EFP	Enclos Porch	117	53.050	6,207

Net Sketched Area:	2,053		Total:	231,377	
Size Ad	1232	Gross Are	2229	FinArea	1584

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 145.0-0009-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	2004	0.00	T	12	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	